067.A	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	723,900	/	723,900
USE VALUE:	723,900	/	723,900
ASSESSED:	723,900	/	723,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTO MICHELE
Owner 2:	
Owner 3:	
Street 1:	34 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SKINNER BARBARA E -
Owner 2:	-
Street 1:	34 ROCKMONT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Aluminum Exterior and 1452 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	293,400		430,500	723,900
Total Card	0.149	293,400		430,500	723,900
Total Parcel	0.149	293,400		430,500	723,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.55 | /Parcel: 498.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	128579
GIS Ref	
GIS Ref	
Insp Date	06/23/20

!5787!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,400	0	6,500.	430,500	723,900		Year end	12/23/2021
2021	101	FV	284,000	0	6,500.	430,500	714,500		Year End Roll	12/10/2020
2020	101	FV	245,700	0	6,500.	430,500	676,200	676,200	Year End Roll	12/18/2019
2019	101	FV	206,800	0	6,500.	399,800	606,600	606,600	Year End Roll	1/3/2019
2018	101	FV	206,800	0	6,500.	399,800	606,600	606,600	Year End Roll	12/20/2017
2017	101	FV	206,800	0	6,500.	350,600	557,400	557,400	Year End Roll	1/3/2017
2016	101	FV	206,800	0	6,500.	319,800	526,600	526,600	Year End	1/4/2016
2015	101	FV	194,100	0	6,500.	282,900	477,000	477,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:46:16

LAST REV

Date	Time
10/06/20	11:26:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5787

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKINNER BARBARA	71960-26	1	12/3/2018		707,000	No	No		
O TOOLE MICH	33258-147		7/16/2001		397,500	No	No		
KASTNER JOEL H/	30424-536		7/15/1999		306,000	No	No		
TURPIN THOMAS/E	23499-72		8/3/1993		198,000	No	No		Y

USER DEFINED

Prior Id # 1:	128579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	397	Inter Fi	75,625	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2020	Permit Visit	DGM	D Mann
6/23/2020	Measured	DGM	D Mann
12/17/2008	Meas/Inspect	294	PATRIOT
10/17/2001	MLS	MM	Mary M
4/20/2000	Inspected	270	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	12									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 430,498	Spl Credit	Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	148.118
Other Features:	90510
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360459
Depreciation:	67045
Depreciated Total:	293413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

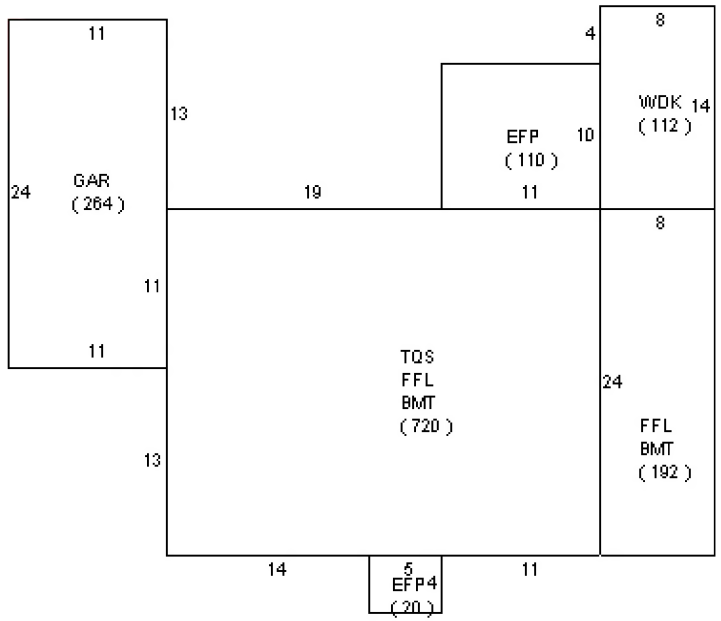
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.12
Special Features:	0	Val/Su Net:	102.23
Final Total:	293400	Val/Su SzAd	202.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	44.440	40,525
FFL	First Floor	912	148.120	135,083
TQS	3/4 Story	540	148.120	79,984
GAR	Garage	264	24.410	6,443
EFP	Enclos Porch	130	48.040	6,246
WDK	Deck	112	14.890	1,668

Net Sketched Area:	2,870	Total:	269,949
Size Ad	1452	Gross Area	3050	FinArea	1452
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	